



**10 STREAM COURT
HAVEN ROAD
EXETER
EX2 8DL**



£350,000 FREEHOLD



A rare opportunity to acquire a modern semi detached family home occupying a delightful level cul-de-sac location close to Exeter quayside. Good decorative order throughout. Three bedrooms. First floor bathroom. Reception hall. Well proportioned lounge/dining room. Kitchen. Large quality fitted uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Fully owned solar panel system. Private driveway. Garage. Good size enclosed rear garden. Desirable residential location providing good access to local amenities, quayside and Exeter city centre. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Stairs rising to first floor. Radiator. Smoke alarm. Electric consumer unit. Telephone point. Door to:

KITCHEN

8'10" (2.69m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for fridge. Further appliance space. Wall mounted boiler serving central heating and hot water supply (installed 2023). Electric wall heater. uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

15'2" (4.62m) maximum x 14'2" (4.32m). A well proportioned room. Two radiators. Television aerial point. Deep understair storage cupboard. uPVC double glazed window to rear aspect. uPVC double glazed sliding patio door providing access to:

CONSERVATORY

12'10" (3.91m) maximum x 9'6" (2.90m) maximum. A quality fitted uPVC double glazed conservatory with dwarf wall. Power and light. Pitched double glazed heat reflective glass roof. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access, via pull down aluminium space saving ladder, to insulated and part boarded roof space with electric light. Door to:

BEDROOM 1

11'6" (3.51m) x 8'6" (2.59m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area including glimpses of River Exe.

From first floor landing, door to:

BEDROOM 2

10'8" (3.25m) maximum x 8'0" (2.44m) maximum into fitted furniture. Radiator. Range of quality built in bedroom furniture consisting of two double wardrobes, two matching bedside units and overhead storage cupboards. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

7'6" (2.29m) excluding wardrobe space x 7'2" (2.18m). Radiator. Built in wardrobe and adjoining dressing table with drawers. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A matching suite comprising panelled bath with tiled splashback. Radiator. Low level WC. Wash hand basin. Tiled wall surround. Extractor fan. Built in linen/airing cupboard with fitted shelving and electric heater. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a neat shaped area of lawn with shrub bed and hedgerow. A private driveway provides parking for vehicle/vehicles depending on size. Access to:

GARAGE

16'10" (5.13m) x 9'2" (2.79m). Up and over door providing vehicle access. Pitched roof providing additional storage space. Power and light. Rear courtesy door provides access to the rear garden.

The rear garden is of good size and stocked with a variety of maturing shrubs, flowers and plants. Gravelled pathway and raised timber decked terracing. Patio areas. The rear garden is enclosed by timber panelled fencing to all sides.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, O2 and Vodafone voice and data likely, Three voice and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.
Flood Risk: River & sea – Low risk, Surface water – Very low risk
Mining: No risk from mining
Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridges take the 1st exit into Alphington Street and proceed to the traffic light junction and turn left into Haven Road and continue around. Bear left at the junction, again into Haven Road, and take the 1st right into Stream Court.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

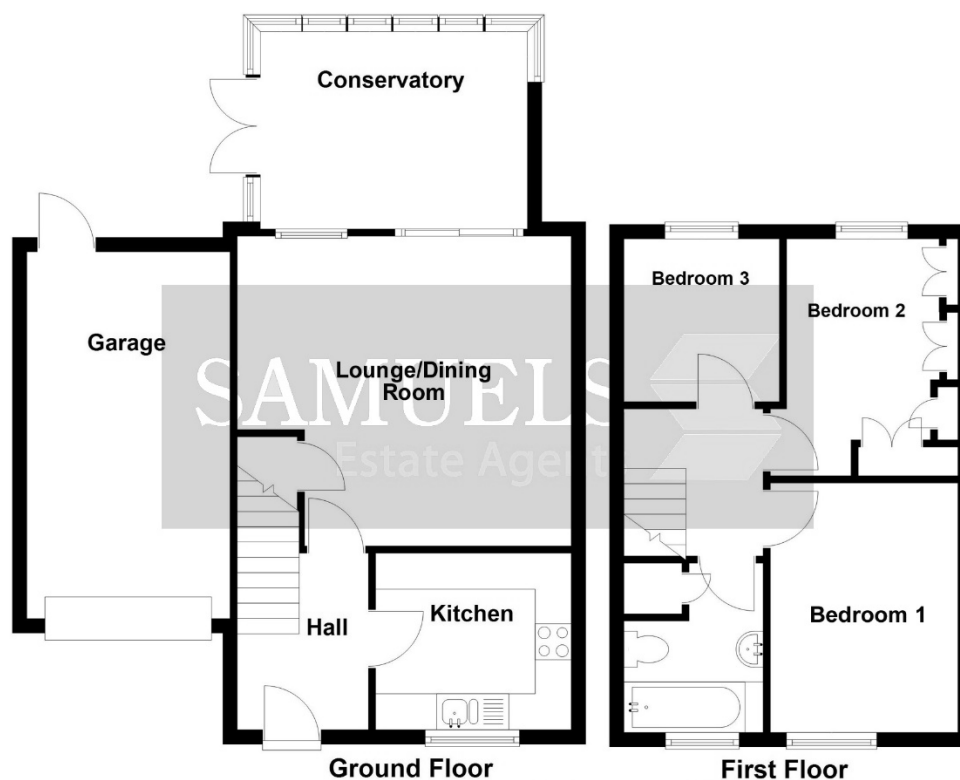
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0225/8855/AV



Ground Floor **First Floor**
Total area: approx. 88.9 sq. metres (957.2 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		